

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

09-389

Orleans

EAS.1299

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 1980 Nauset Road

Historic Name: Collis and Joanne Peters House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: [1962-1969]

Source: Deed research, 1969 subdivision plan

Style/Form: Postwar Traditional

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garden shed (2020)

Major Alterations (*with dates*):

None on record

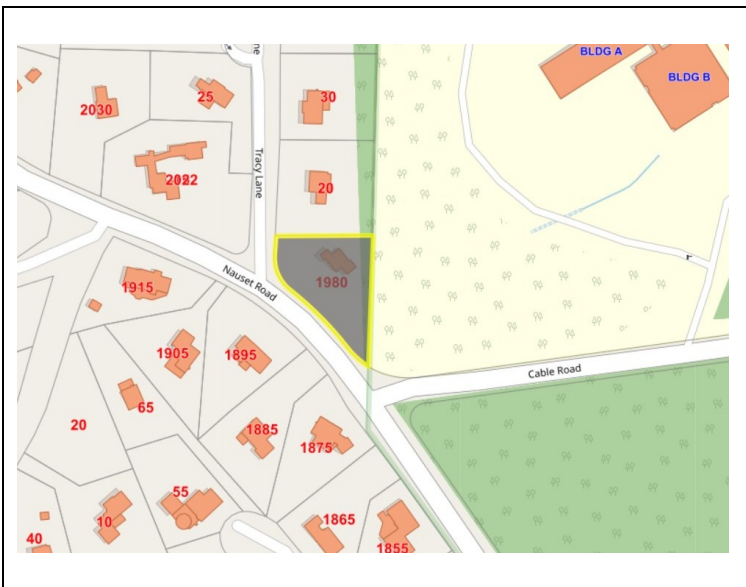
Condition: Good

Moved: no ☐ yes ☒ **Date:** Possibly, [1962-1969]

Acreage: 0.51 acres

Setting: This property is located between Nauset Road and Nauset Regional High School, and it is partially bordered on the west by Tracy Lane. The house is set back from the street and largely obscured by mature trees and shrubbery. The area immediately around the house is landscaped with expanses of lawn.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

(This house is not visible from public ways; this Description is based on Assessor photos and may not include all features.)

The Collis and Joanne Peters House, built in ca. 1962-69 and possibly expanded from an earlier Half Cape, is a charming example of a Postwar Traditional house. The term Postwar Traditional refers to houses that were built after WWII but display characteristics typical of earlier Colonial Revival-style architecture. In this case, the house has the form of a Full Cape flanked on either side by one-story ells. As noted above, it is possible that the earliest part of this house is considerably older and was moved here. As can be seen on the front elevation of the main block, the five-bay composition is not symmetrical. In other words, the two windows to the left of the front entrance are closer together and the windows to the right are farther apart. This is often an indication of a Half Cape (three bays wide with a side entrance) that was later expanded into a Full Cape. Without an analysis of materials and construction methods, it is not possible to confirm if that is what happened here.

The house appears to rest on a concrete block foundation. The house is clad in wood shingles with plain cornerboards. The roof is clad in asphalt shingles and a narrow brick chimney rises from the main roof ridge in alignment with the front entrance (typical of early Capes). Fenestration appears to include wood, single-glazed, 9/6 double-hung sash, and the flanking bays have 6/6 windows.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house was built on land that was connected to a six-acre parcel that included the ca. 1860 Gill-Brewer House at 2020 Nauset Road (EAS.103). The United States Geological Survey (USGS) began conducting periodic aerial photographic surveys of Cape Cod starting in 1938. In the 1952 aerial survey, this region of Eastham is shown largely undeveloped and unforested, and this house was not yet in place (Photo 4). The next USGS aerial survey was conducted in 1971, and by that time this house had been built, as was the Nauset Regional High School (Photo 5).

This house has an Assessor date of 1902. There is no evidence that a ca. 1902 house was moved to this location. However, as noted in the Architectural Description above, the design and form of the house suggest a house that was expanded and may have begun as a smaller house later moved to this location. If that is not the case, and the house was built here, it was mostly likely built after 1962, when Clifton S. and Clarice E. Prescott of Eastham, formerly of New Jersey, sold the six-acre property to Collis

Continuation sheet 1

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D. and Joanne D. Peters of Orleans.¹ The Peters appear to have purchased this large property in part to develop it. It was the Peters who recorded a nine-lot subdivision in 1969. By the time that subdivision was recorded, this house was in place (Figure 2). The deeds to this and the other properties in the subdivision included design restrictions with the "intent to maintain a Colonial or Cape type of Architecture." That "intent" was met with the design of this house.

According to Collis Peters' obituary, published by Legacy Remembers in 2005, he was born in his grandmother's house in Orleans in 1929. During the 1950s, he worked as a commercial quahogger out of Rock Harbor. In the 1960s, he was a salesman for Granite Chevrolet in Hyannis. He formed and led the Cape Cod chapter of the Cystic Fibrosis Foundation, a disease which afflicted two of his children. He also owned and managed Peters Real Estate in North Eastham in the 1970s and 80s. An active hunter and fisherman, he was past president of the Nauset Rod & Gun Club, and he was a fundraiser for the Redbone Fishing Tournament for Cystic Fibrosis in the Florida Keys for over 10 years. In 1970, the Peters sold this house, now on Lot #1 in the subdivision, to Suzanne M. and Paul D. Deane, III of Newton.² In 1984, Suzanne Deane was living in Brookline when she sold this property to Laurence and Lucille N. Kaplan of Newton.³ The property remains in the Kaplan family.

BIBLIOGRAPHY and/or REFERENCES

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www.ancestry.com - Vital records.

www.legacy.com/us/obituaries/legacyremembers/collis-peters-obituary?id=26483609 (Collis Peters obituary).

¹ Barnstable County Registry of Deeds, Book 1160/ Page 133.

² Book 1473/ Page 207.

³ Book 3975/ Page 277.

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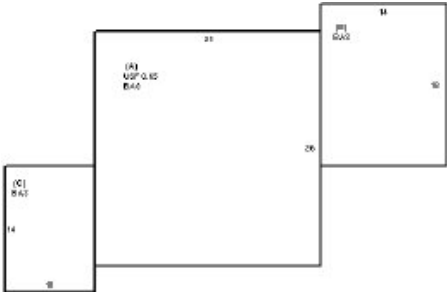


Figure 1. Assessor Sketch.



Photo 2. View looking northeast (2008 Assessor Photo).



Photo 3. View from Nauset Road, looking north (2015 Assessor Photo).

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Photo 4. Detail of 1952 USGS aerial survey photo (arrow to future location of 1980 Nauset Road added).



Photo 5. Detail of 1971 USGS aerial survey photo (arrow to 1980 Nauset Road added).

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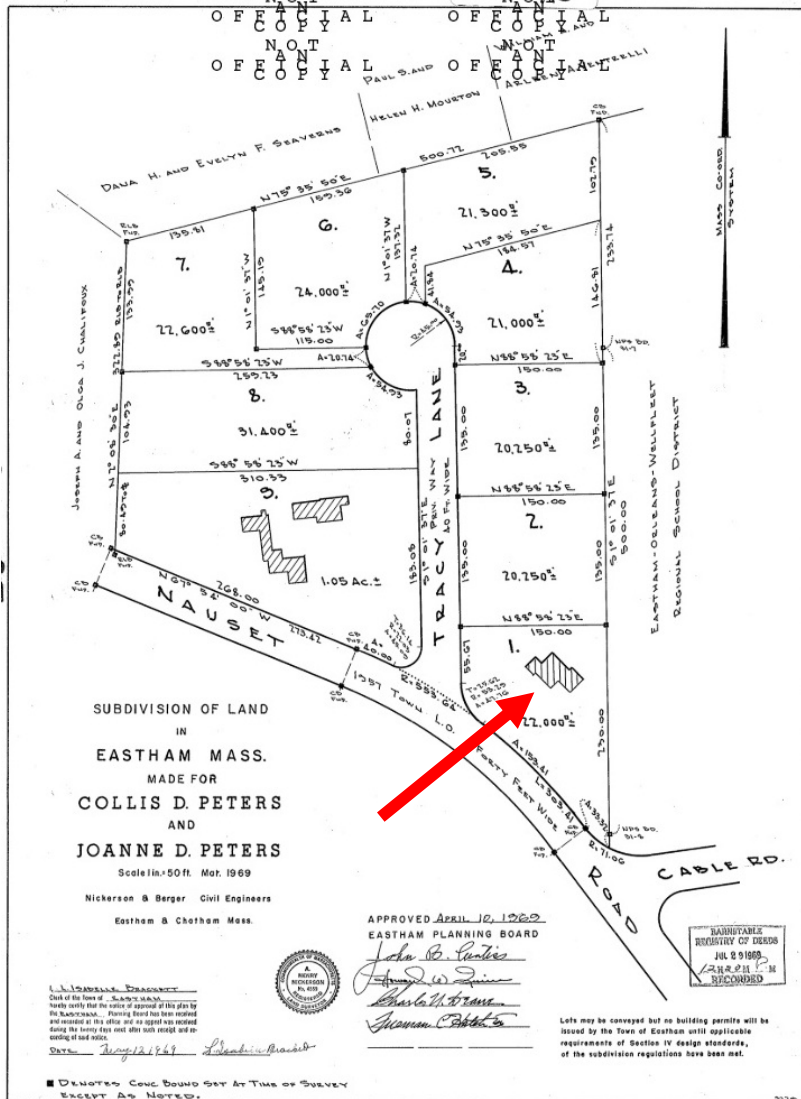


Figure 2. 1969 subdivision plan (arrow to 1980 Nauset Road added).